

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT BERNALD H. DONACA and CHARLOTTE M. DONACA, husband

and wife, hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto TED W. DRESS and DARLENE L. DRESS,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1: A tract of land described as follows: Beginning at an iron pin which marks the North-east corner of Tract 63 of ROLAND PARK and which iron pin lies North 0°51' West along the 40 line a distance of 542.3 feet and North 89°09' East a distance of 287.2 feet from the iron axle which marks the Southwest corner of the NE 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 45°09' East a distance of 299.6 feet to an iron pin which lies on the Southwesterly right of way line of the State Highway 40 feet at right angles from the brass plug in the center line of the highway; thence in a Northwesterly direction following a 3°11' curve to the left along the Southwesterly right of way line of the State Highway a distance of 150 feet (the long chord of this curve bears North 48°32' West a distance of 149.96 feet) to an iron pin; thence South 45°09' West a distance of 221.6 feet to an iron pin; thence South 20°18' East a distance of 164.5 feet, more or less, to the point of beginning, said tract being a portion of the NE 1/4 of Sec. 1, Twp. 39 S., R. 9, E.W.M.

PARCEL 2: Beginning at an iron pin which marks the Southeast corner of Tract 63, ROLAND PARK, and which iron pin lies North 0°51' West along the 40 line a distance of 462.3 feet and North 89°09' East a distance of 262.2 feet from the iron axle which marks the Southwest corner of the NE 1/4 of Sec. 1, Twp. 39 S., R. 9, E.W.M., and running thence: North 16°33' East along the Easterly line of above mentioned Tract 63, a distance of 83.8 feet to an iron pin; thence North 45°09' East a distance of 299.6 feet to an iron pin on the Southerly right of way line of the Klamath Falls-Lakeview Highway; thence following the Southerly right of way line of the highway the following bearings and distances: South 46°09' East a distance of 13.5 feet to an iron pin; thence North 43°51' East a distance of 10 feet to an iron pin, and South 46°09' East a distance of 216.5 feet to an iron pin; thence South 43°51' West a distance of 384 feet to an iron pin; thence North 46°09' West a distance of 198.4 feet more or less to the point of beginning, said tract in the NE 1/4 of Sec. 1, Twp. 39 S., R. 9, E.W.M.

EXCEPTING THEREFROM that tract in Parcels 1 and 2 conveyed to the State of Oregon in deed recorded January 11, 1972, in Book M-72 at page 342.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Easements and rights of way of record and apparent on the land; and to taxes for 1973-74 fiscal year which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 61,100.00.

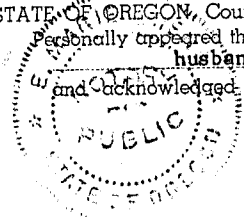
However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor s do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 2nd day of July, 19 73 .

(SEAL) Bernald H. Donaca (SEAL)
(SEAL) Charlotte M. Donaca (SEAL)

STATE OF OREGON, County of Klamath ) ss. July 2nd, 19 73
Personally appeared the above named Bernald H. Donaca and Charlotte M. Donaca, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:
E. Marie Owens
Notary Public for Oregon.
My commission expires Jan. 27, 1977

After recording return to:
Bruce Owens, Realtor
520 Klamath Ave.
Klamath Falls, Ore.

STATE OF OREGON,
County of Klamath ) ss.

I certify that the within instrument was received for record on the 5 day of July, 19 73, at 11:46 o'clock a. M., and recorded in book M-73 on page 8495 Record of Deeds of said County.

From the Office of
GANONG, SISEMORE & ZAMSKY
538 Main Street
Klamath Falls, Oregon 97601

Witness my hand and seal of County affixed.
Wm. D. Milne
County Clerk-Recorder
By Hazel Drayton Deputy

fee 2.00

28-5204

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